

Caledonian Road, TS25 5LG
3 Bed - House - Semi-Detached
£129,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

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Caledonian Road, TS25 5LG

NO CHAIN INVOLVEDA three bedroom semi-detached property offering spacious accommodation ideal for families. The home is offered with NO FORWARD CHAIN & AVAILABLE IMMEDIATELY, with two reception rooms, a modern kitchen, gas central heating, uPVC double glazing and useful off street parking. The accommodation has been neutrally redecorated and features recently fitted carpets. In brief the internal layout comprises: entrance hall with stairs to the first floor and access to two reception rooms, the lounge incorporating a bay to the front, whilst the rear reception room includes an attractive feature fire surround and French doors to the rear garden. The generous kitchen/breakfast room incorporates a modern range of cream gloss units to base and wall level and includes a built-in oven, hob and extractor, with further space for appliances. To the first floor are three bedrooms, the master bedroom benefitting from fitted wardrobes, they are served by the bathroom/WC which incorporates a three piece white suite. Externally, the property features a low maintenance front garden with a pebbled driveway providing useful off street parking. The enclosed rear garden is predominantly laid to lawn with decking area.

GROUND FLOOR

ENTRANCE HALL
14' x 5'9 (4.27m x 1.75m)
Accessed via uPVC double glazed entrance door with frosted double glazed side screens and fanlight above, fitted with modern laminate flooring, stairs to the first floor with newly fitted carpet and under stairs storage cupboard, dado rail, coved ceiling, single radiator.

LOUNGE
12'11 x 12'1 (3.94m x 3.68m)
uPVC double glazed bay window to the front aspect, newly fitted carpet, coved ceiling, television point, double radiator.

REAR RECEPTION ROOM
13' x 11'6 (3.96m x 3.51m)
Ideal for use as a second sitting room or dining room with uPVC double glazed French doors to the rear garden, newly fitted carpet, feature fire surround with 'marble' style back and base, inset gas fire, two fitted wall lights, coved ceiling, double radiator.

KITCHEN/BREAKFAST ROOM
22'5 x 6' (6.83m x 1.83m)
Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above, three speed extractor hood over, recess for washing machine, space for free standing fridge/freezer, tiling to splashback, 'laminate' effect vinyl flooring, uPVC double glazed windows to both sides, PVC panelling and inset spotlighting to ceiling, double radiator.

FIRST FLOOR; LANDING
10'5 x 6'4 (3.18m x 1.93m)
uPVC double glazed window to the side aspect, newly fitted carpet, hatch to loft space, single radiator.

BEDROOM 1
13'5 x 9'7 excl robe depth (4.09m x 2.92m excl robe depth)
uPVC double glazed bay window to the front aspect, wall to wall fitted wardrobes, newly fitted carpet, single radiator.

BEDROOM 2
12'11 x 10'3 (3.94m x 3.12m)
uPVC double glazed window overlooking the rear garden, newly fitted carpet, single radiator.

BEDROOM 3
7'1 x 6'5 (2.16m x 1.96m)
uPVC double glazed window to the front aspect, newly fitted carpet, coved ceiling, single radiator.

BATHROOM/WC
5'10 x 6'3 (1.78m x 1.91m)
Fitted with a three piece suite comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback, tiled flooring, uPVC double glazed window to the rear aspect, single radiator.

OUTSIDE
The property features a low maintenance, predominantly pebbled front garden with a generous enclosed rear garden being predominantly laid to lawn with decking area.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor



Floor 1

Approximate total area(1)

948 ft²

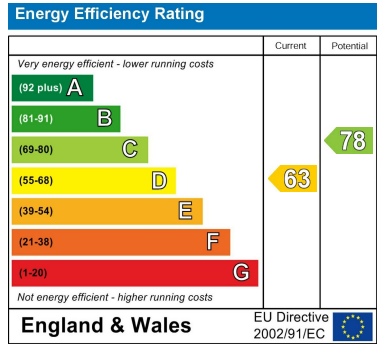
88.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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